

**"The City with a Heart"**



Rick Biasotti, *Chair*  
Auros Ansbergs Harman, *Vice Chair*  
Marco Durazo  
Mary Lou Johnson  
Kelly Lethin  
Gerard Madden  
Valentine Morgan

**GOVERNOR'S EXECUTIVE ORDER N-25-20\*\*\*\*  
CORONAVIRUS COVID-19  
AND SAN MATEO COUNTY HEALTH DIRECTIVE  
FROM MARCH 14, 2020**

On March 17, 2020, the Governor of California issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the current Shelter-In-Place Order issued by the San Mateo County Health Officer which became effective on March 17, 2020, and which was updated and recently extended on April 29, 2020; the statewide Shelter-In-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020; and the CDC's social distancing guidelines which discourage large public gatherings, the San Bruno City Council Chambers at the Senior Center is no longer open to the public for meetings of the City Council. Members of the public may view the meeting on a livestream at [www.youtube.com/user/cityofsanbruno](http://www.youtube.com/user/cityofsanbruno) or on CityNet Services Channel 1. The recorded meeting will be also made available for viewing on the City's YouTube channel after the meeting has concluded.

If you would like to make a Public Comment on an item not on the agenda, or comment on a particular agenda item, please email us at [mclaughlin@sanbruno.ca.gov](mailto:mclaughlin@sanbruno.ca.gov). The length of all emailed comments should be commensurate with the three minutes customarily allowed per speaker, which is approximately 300 words total. Emails received before the special or regular meeting start time will be forwarded to the Planning Commission, posted on the City's website and will become part of the public record for that meeting. If emailed comments are received after the meeting start time, or after the meeting ends, they will be forwarded to the Planning Commission and filed with the agenda packet becoming part of the public record for that meeting.

Individuals who require special assistance of a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, agenda packet or other writings that may be distributed at the meeting, should contact Michael Laughlin, Planning and Housing Manager, 48 hours prior to the meeting at (650) 616-7074 or by email at [mclaughlin@sanbruno.ca.gov](mailto:mclaughlin@sanbruno.ca.gov). Notification in advance of the meeting will enable the City of San Bruno to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**October 19, 2021**  
**7:00 p.m.**

**Zoom Meeting Details:**

Please click this URL to join. <https://sanbruno-ca-gov.zoom.us/j/82576149168>

Passcode: 401312

***Webinar or Meeting ID: 825 7614 9168 (audio only)***

***Zoom Phone Line: 1 720 707 2699 (same webinar ID and password as above)***

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised and City Council Rules of Procedure. All regular Council meetings are recorded and televised on CityNet Services Channel 1 and replayed the following Thursday, at 2:00 pm. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodations or appropriate alternative formats for notices, agendas and records for this meeting should notify us 48 hours prior to meeting. Please call the Community and Economic Development Department (650) 616-7074, or email your request to Michael Laughlin, Planning and Housing Manager at [mlaughter@sanbruno.ca.gov](mailto:mlaughter@sanbruno.ca.gov).

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES:** September 7, 2021 and September 21, 2021

**2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA**

Individuals allowed three minutes. It is the City's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Council from discussing or acting upon any matter not agendized pursuant to State Law.

**3. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**4. PUBLIC HEARINGS**

**A. 2230 Fleetwood Drive (APN: 017-231-130)**

Zoning: R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to CEQA Exemptions Sections 15301.e.2., Existing Facilities.

Request for an Architectural Review Permit to allow a residential addition that would increase the overall floor area of the single family residence by more than one thousand square feet, pursuant to Section 12.200.070 of the San Bruno Municipal Code; and for a Use Permit to allow a residential addition that would include a second story having transparent windows, facing an interior side yard adjacent to an abutting property which

abutting property has a side yard greater than ten feet, pursuant to SBMC Section 12.200.040 (B.1). Anthony Halligan (Owner) and Yueh Min Chung (Applicant). **AR21-010 and UP21-008**

**Staff Recommendation: Continue to November 16, 2021 meeting.**

**B. 1723 Hickory Avenue (APN: 020-023-070)**

Zoning: R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to CEQA Exemptions Sections 15301.e.2., Existing Facilities.

Request for a Use Permit to allow a residential addition that would exceed the existing floor area by more than 50% pursuant to SBMC Section 12.200.030 (B.1).

Dina Kronic (Designer) & Daniel Pfaff (Owner). **UP21-011**

**Staff Recommendation: Continue to November 16, 2021 meeting.**

**5. CONDUCT OF BUSINESS**

**A. Study Session regarding Recent Housing Law Updates and the Submitted SB35 and Density Bonus Project Overview**

Planning Commission review of recent housing law updates and the SB 35 and Density Bonus project that was submitted on September 23, 2021. This item is for informational discussion only, and no action will be taken (no staff report).

**6. ITEMS FROM STAFF**

**A. November 18, 2021 ARC special meeting volunteers**

**B. December 16, 2021 ARC meeting volunteers**

**7. PUBLIC COMMENT ON MATTERS NOT ON AGENDA** (Remaining comments not heard during previous comment period.) See text above.

**8. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS**

**9. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on  
November 16, 2021, at 7:00 p.m.

**Posted Pursuant to Law on October 15, 2021**